



17 Mullway
Immingham
DN40 1RF

Offers in the Region Of
£249,750

Crofts Estate Agents are delighted to bring to the market this spacious and beautifully presented three bed detached house, located in a desirable part of Immingham. Situated within this quiet cul-de-sac lies this property, which is positioned only a short stroll away from a range of local amenities and schools for children of all ages. The property is modern throughout and benefits from solar panels providing low cost electricity, EV charging point and uPVC double glazing throughout. Internal viewing will reveal the entrance hallway, WC, lounge, sitting room, conservatory and kitchen. To the first floor there is three bedrooms and the four piece bathroom suite. Externally, this home enjoys low maintenance gardens to the front and rear, both of which are good sizes, off road parking and integral garage. Viewings are a MUST!



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

11' 6" x 13' 5" (3.50m x 4.09m)

Located to the front of the property, this main living space benefits from modern decor with feature wall, LVT flooring, radiator, coving and two uPVC windows to the front elevation.

Sitting Room

9' 2" x 10' 6" (2.79m x 3.20m)

Accessed from the kitchen, this handy second reception room is an ideal place to chill out, with views looking out to the garden. The room briefly comprises of laminate flooring, coving, tasteful decor and radiator.

Kitchen

11' 6" x 14' 4" (3.50m x 4.37m)

Installed in 2020, this well fitted and modern Wren kitchen boasts a mixture base and wall mounted units with a range of integral appliances including washing machine, dishwasher, oven and microwave. There is also an induction hob with extractor above, stainless steel sink with drainer, tiled flooring, LED lighting and uPVC window to the rear.

Conservatory

9' 11" x 10' 0" (3.02m x 3.05m)

Benefitting from tri-aspect uPVC windows, allowing plenty of natural day light to enter, power, lighting, radiator and uPVC side door, which provides access to the rear garden.

Bedroom 1

9' 11" x 17' 3" (3.02m x 5.25m)

Bedroom one briefly comprises of laminate flooring, radiator, neutral decor with feature wall and two uPVC windows to the front elevation.

Bedroom 2

10' 9" x 10' 11" (3.27m x 3.32m)

Bedroom two briefly comprises of laminate flooring, radiator, coving and uPVC window to the rear elevation.

Bedroom-3

8' 3" x 8' 5" (2.51m x 2.56m)

The third bedroom, which is currently used as an office, comprises of laminate flooring, radiator and uPVC window to the rear elevation.

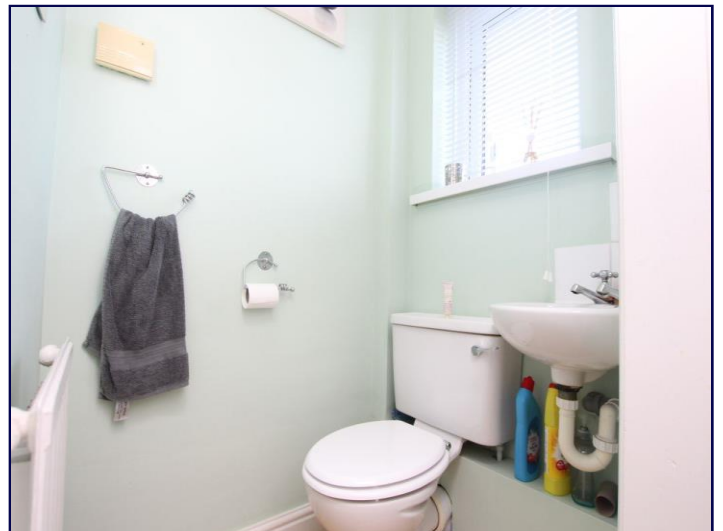
Bathroom

5' 5" x 7' 7" (1.65m x 2.31m)

This four piece modern bathroom suite boasts a corner shower, bath, WC, basin, towel rail radiator, tile effect laminate flooring and uPVC window.

Externally

Occupying a generous size plot, this beautiful property boasts low maintenance gardens to the front and rear with off road parking and integral garage. The rear aspect enjoys a patio area ideal for al-fresco dining, set in lawn and fencing around the perimeter. There is also solar panels to the roof generating low cost electricity. To the front is also a EV Charging point.



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Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

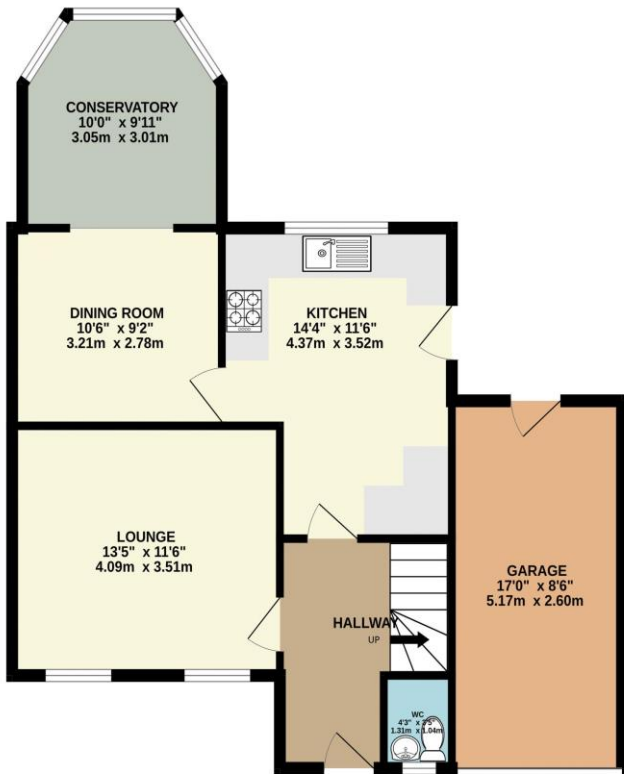
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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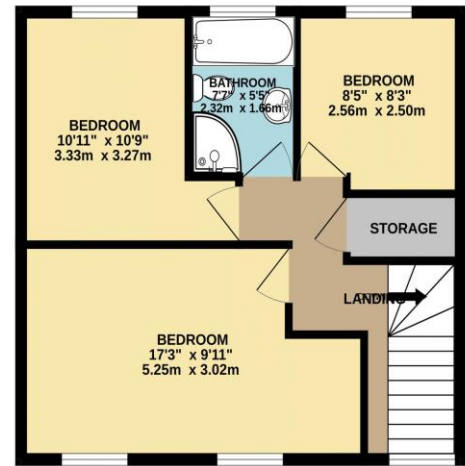




GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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